

Nether Hall, Tuddenham



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Nether Hall, The Green, Tuddenham, Bury St Edmunds, Suffolk IP28 6SD

Newmarket 10 miles – Bury St Edmunds 11 miles – Cambridge 22 miles – London 76 miles

A substantial Grade II listed village house overlooking the village green

| Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Garden room | Cloakroom | 6/7 bedrooms | 4 bathrooms | Double cart lodge |

All in 0.359-acre (sts)

Guide: £895,000

BSE160284

The Property

Situated within this well-regarded village overlooking the green, Nether Hall is a substantial timber-framed Grade II listed house, believed to have been built in the 16th century with later 17th-century additions. Likely to have been originally a hall house, the property is built of traditional timber-framed construction with a peg-tiled roofline.

The accommodation extends to around 4,200sq-ft, largely arranged over two floors, with a further large attic area, all of which has superb original features and characteristics, with a heavily exposed timber frame, 17th-century red-brick chimney, attractive fireplaces and carved staircase. These fine features are cleverly fused with many modern improvements, with the house being fully restored in the late 20th century, together with more recent works to include new kitchen and bathrooms.

The ground floor comprises entrance hall with pamment-tiled floors and heavily exposed timber frame, a delightful, light drawing room with bay window and attractive fireplace with wood-burning stove, dining room with inglenook fireplace, open to a sitting room with exposed timbers. The kitchen faces south and has been beautifully updated with a stylish range of painted Shaker-style base and eye-level units with granite worktops and a Rangemaster cooker, leading to a garden room.

On the first floor is an excellent-sized double-aspect master bedroom with generous ceiling heights and its own en suite shower room, together with a double-aspect guest bedroom with en suite shower room and three further bedrooms served by a further en suite and family bathroom. (Bedrooms 4 and 5 are currently interconnected, making one larger bedroom which could easily be returned to two separate rooms.)





On the second floor accessed via a steep staircase are two 'wings' which could be used as two bedrooms with their own sitting areas, or could potentially be subdivided to create more bedrooms if required – regardless of which, the space provides versatile living accommodation.

Outside

The property is approached from the village green onto a carriage driveway, being well screened by a range of mature trees and shrubbery, with a sweeping gravel driveway and well maintained specimen shrubs and hedging. To the side is a 5-bar gate leading to a further parking area and a detached double cart lodge with useful storage space above.

The gardens of Nether Hall largely enjoy a southerly aspect and have been well maintained, with formal lawns, large terrace seating area, well-stocked flower beds, and mature shrubbery and trees.

Location

Tuddenham, otherwise known as Tuddenham St Mary, is a pleasant village surrounded by farmland with a Nature Reserve to the East. It is situated between the racing centre of Newmarket and the historic Cathedral Town of Bury St Edmunds, both with their excellent shopping, recreational, cultural and educational facilities.

The A14 dual carriageway lies about 3 miles due south, giving fast access to the East coast ports, Ipswich, Cambridge, The Midlands and London (via the M11). The village itself has good local facilities including shop/post office, stores, fine church, primary school, (bus to middle and upper schools) and pub etc.

Services

Mains water, drainage and electricity. Oil-fired central heating system.

IMPORTANT NOTICE:

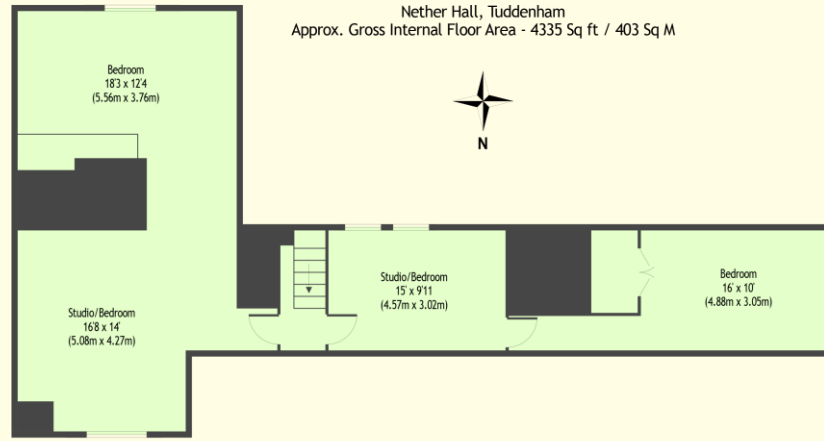
These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: **(01284) 769999**. www.bedfords.co.uk 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

FIXTURES AND FITTINGS:

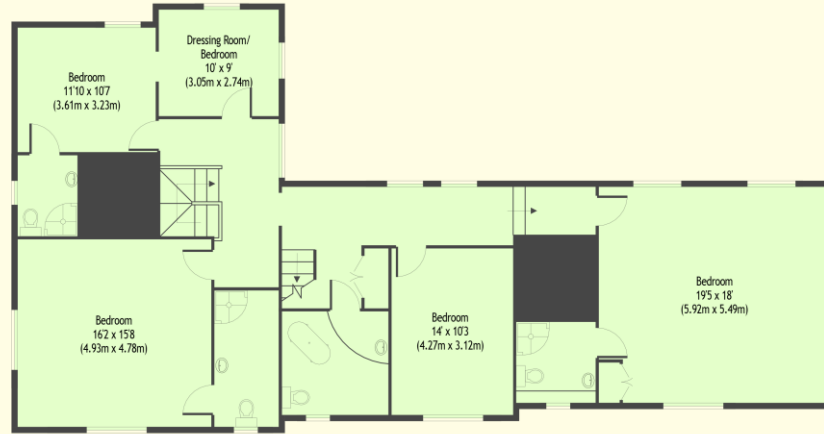
Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.



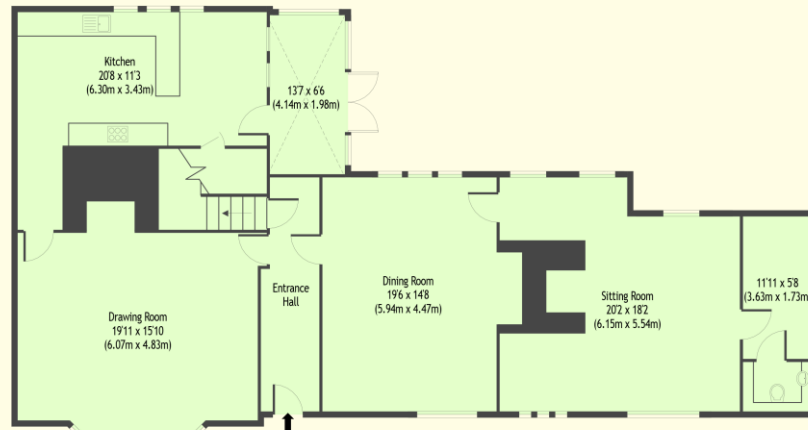
Nether Hall, Tuddenham
Approx. Gross Internal Floor Area - 4335 Sq ft / 403 Sq M



Second Floor



First Floor



Ground Floor

For identification purposes only. Not to scale.
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Area : 0.359 acres (0.145 ha)



Honeysuckle House

Primrose Cottage

Nether Hall

Anchor Court

HIGH STREET

Meml

TCB

The Green

Bearcroft

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16.2m





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